

Townhouse Design Standards

Public Workshop & Open House



PRESENTATION AGENDA

- Project goals
- Project timeline and project development
- Development Code explanation
- Visual preference survey results
- Draft code
- Development trade-offs
- Break-out groups












WHAT ARE THE GOALS OF THE PROJECT?

- Address gaps in the Development Code
 - For example, landscaping
- Townhouse developments with a higher quality of design
 - What: Site design and building design
 - Why: Quality neighborhoods with increased housing choice opportunities



WHAT IS THE PROJECT TIMELINE?

2019

	Winter	Spring	Summer	Fall	Winter
Research & Writing					
Public Engagement Opportunities					
Planning Commission					
City Council					

DEVELOPMENT CODE

- General Standards
 - Parking
 - Landscaping
 - Tree retention
- Zoning
 - Density
 - Use
 - Height maximum
 - Setback minimums
- Design
 - Where a building is placed, how it relates to the street
 - How people and vehicles access the site
 - Where ancillary items are placed and how they look
 - How a building looks

<https://vimeo.com/336208270>

<https://youtu.be/Hy4QjmKzF1c>

VISUAL PREFERENCE SURVEY

The project website has full results



City of SHORELINE Washington

JOB'S CONTACT US Select Language

SERVICES OUR CITY BUSINESS GOVERNMENT I WANT TO...

Planning & Community Development

- Permit Search
- + Active Projects
- + City Plans
- + Codes and Guidelines
- + Events
- + Fees
- + For Developers: Permits & Development Information
- + For Residents: Permits & Development Information
- + Forms, Application Checklists & Application Handouts
- + Inspections
- Long-Range Planning
 - Light Rail Permitting
 - Light Rail Station Area Planning
 - Vision 2029
 - Point Wells
 - Shoreline Master Program
 - Townhouse Design Standards**
- + Planning Commission
- + Records, Notices and Maps
- Frequently Asked Questions
- Contact Us

Government » Departments » Planning & Community Development » Long-Range Planning »

Townhouse Design Standards

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Want to learn more about the Townhouse Design code update?

Join us!

Thursday, August 1, 2019
Public open house/workshop from 6-7pm
Planning Commission meeting at 7pm
Shoreline City Hall (17500 Midvale Ave N)

For more information visit the project website: shorelinewa.gov/townhousedesign or contact Catie Lee at 206-894-2557 or catie@shorelinewa.gov

CONTACT US

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Planning & Community Development
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What is the goal of this project?

This project will produce updated Development Code design standards for new single-family attached development, which is a term that includes townhouses, duplexes, and rowhouses. For brevity, the term "townhouse" will be used for this project. Code standards can determine where the buildings and their entries are placed on the site; how a site is accessed by vehicles and pedestrians; where garbage and recycling is placed for collection; how the site is landscaped or screened; and what the buildings will look like.

How can I get involved and provide input on this project?

An online survey was conducted April 2019. [See the results summary](#) and [full survey results](#). A public workshop will take place summer 2019. Public comment will also be solicited and welcome by City Council and the Planning Commission at their meetings discussing these changes. Your comments to City staff are welcome anytime, please see the "contact us" box on this webpage.

SURVEY RESULTS – LIMITATIONS

- The survey had limitations, some of which were pointed out by survey respondents
 - “I am concerned that all of the questions about design features that had images will be very challenging to interpret - many people will be responding to the look of the home in the photo rather than the generalizable design features you are asking about. Please don't assume those responses are more valid than they are.”
 - “Something simple but very important. Please remember that you are surveying people who most likely are not architects, engineers, or planners. Use words that the average person understands. What is articulation, modulation, etc?”



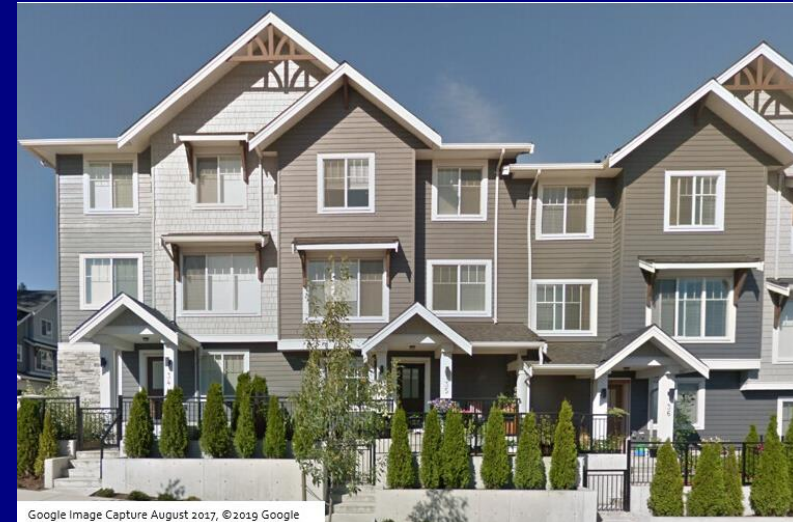
SURVEY RESULTS – QUESTIONS 1-10

Highest Score Townhouse Images

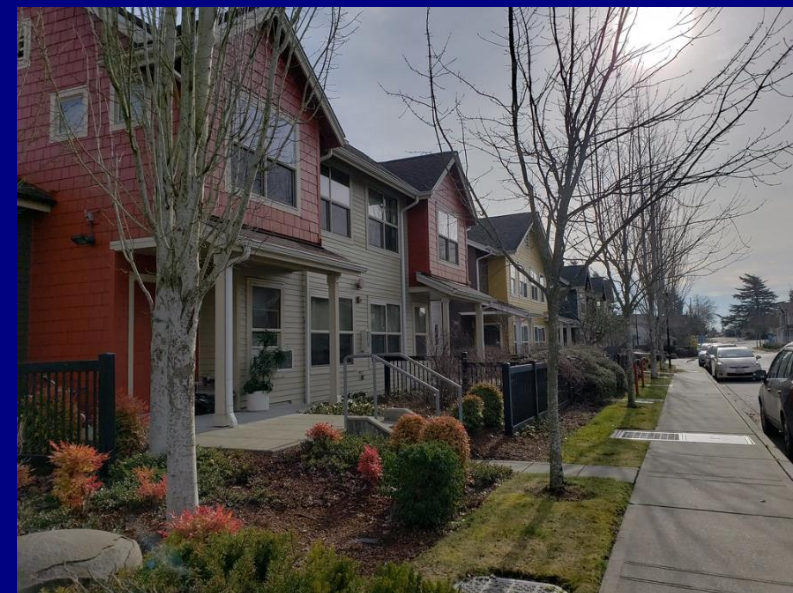
- Average Score: 68
- Median Score: 75



- Average Score: 56
- Median Score: 60



- Average Score: 55
- Median Score: 60



- Average Score: 66
- Median Score: 75

SURVEY RESULTS – QUESTIONS 1-10

Lowest Scored Townhouse Images

- Average Score: 35
- Median Score: 30



- Average Score: 29
- Median Score: 20



- Average Score: 34
- Median Score: 30



SURVEY RESULTS – QUESTIONS 11-12

- Vehicle Access: Please rank the following images in terms of your design preference. One (1) is your most preferred design option, while four (4) is your least preferred design option.

Ranked #1: Vehicle access behind building, garage parking



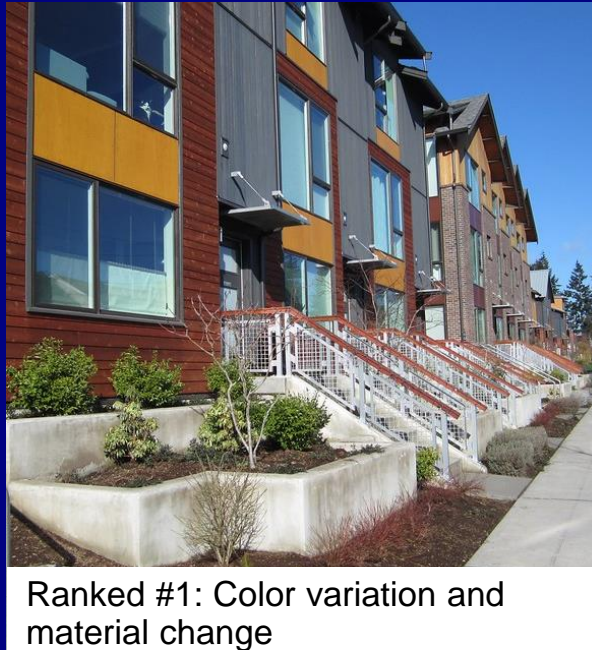
- Pedestrian Access: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while four (4) is your least preferred design option.

Ranked #1: Pedestrian access from public sidewalk

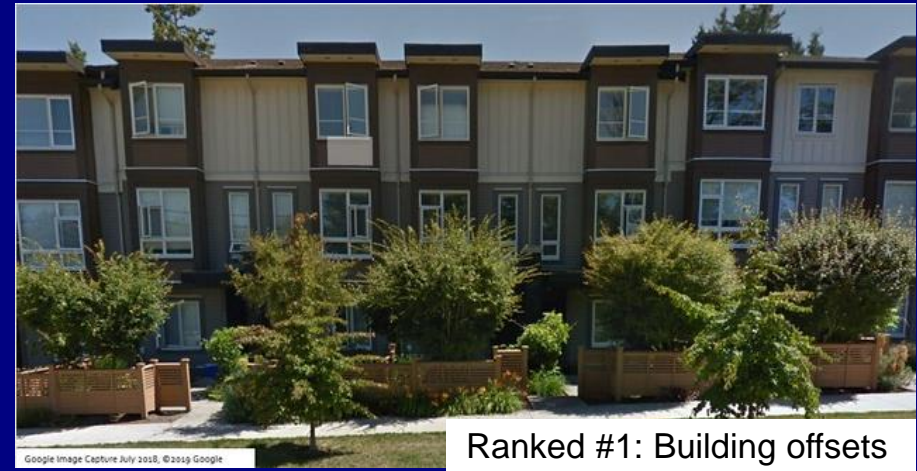


SURVEY RESULTS – QUESTIONS 13-16

- Façade Articulation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.



- Building Modulation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.



Ranked #1: Front of building oriented to street



- Building Orientation: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while four (4) is your least preferred design option.

SURVEY RESULTS – QUESTIONS 17-19

- Trash, Recycling and Compost Storage and Collection: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while three (3) is your least preferred design option.



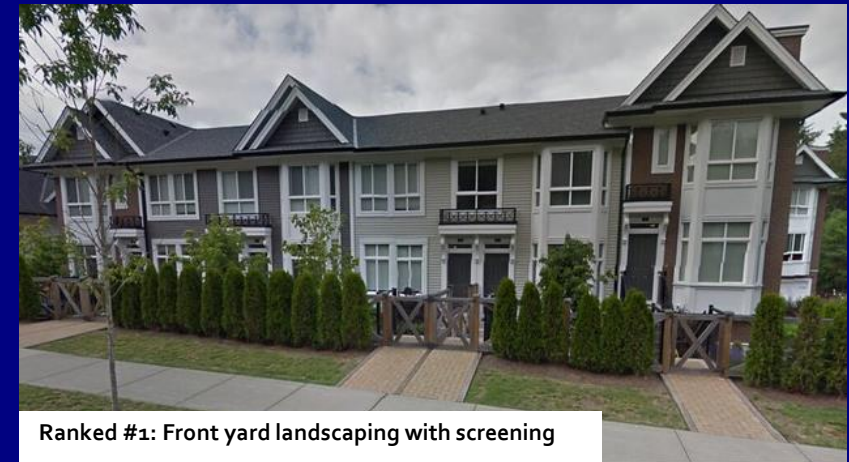
Ranked #1: Trash, recycling and compost is stored in the garage of each unit and collected from the alley

- Outdoor Amenity Space: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while six (6) is your least preferred design option.

Ranked #1: Rear patio with yard



- Landscaping: Please rank the following images in terms of your design preference. One (1) is your most preferred option, while four (4) is your least preferred design option.



Ranked #1: Front yard landscaping with screening



Ranked #2: Foundation landscaping and vertical greening

SURVEY RESULTS – QUESTION 20

20. If you have anything you would like to tell us relating to townhouse design standards, please enter it here, thank you!

- Many respondents covered multiple topics in their feedback, including:
 - Design of townhouses (167 comments)
 - Comments on other zoning related issues (e.g., required parking, density, tree preservation) (45 comments)
 - Topics not easily categorized (17 comments)
 - Survey design (8 comments)
 - Thanked the City for having a survey (9 comments)

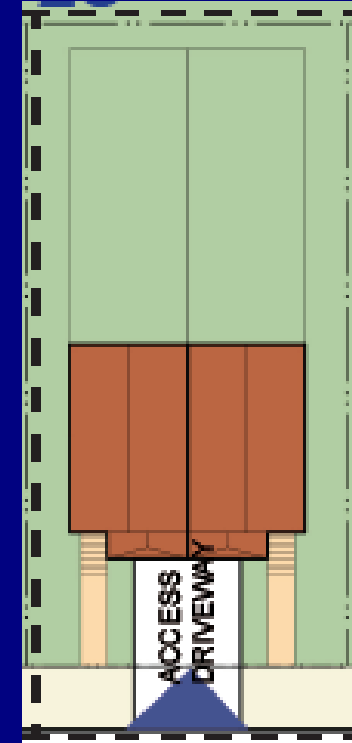


DESIGN STANDARDS DRAFT CODE



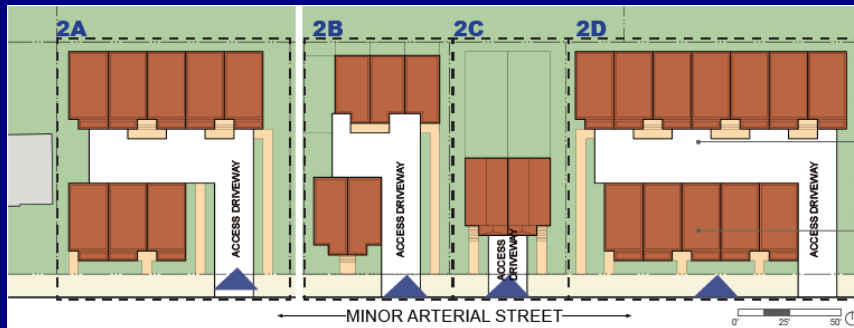
- Main design issues the code update addresses:
 - Requires
 - Landscaping
 - Outdoor space
 - Prohibits
 - “Sideways” building orientation
 - Blank walls
 - Diminishes dominance of garages facing the street
 - Increases requirements for breaking up the massing of a building

TRADE-OFFS IN DEVELOPMENT



BREAK-OUT WORK GROUPS

- Site Design
 - Where a building is placed, how it relates to the street
 - How people and vehicles access the site
 - Outdoor space
 - Landscaping



- Building Design
 - How a building looks

